WARRANTY DEED

Karen Johnson Davidson County
Batch # 1448091 DEEDWARR
07/16/2026 02:33:38 PM 3 pgs
Fees: $18.00 Taxes: $505.05

20260716-0064647

DM-CRE-26-924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deborah A. Carrow	Old National Bank	
(NAME)	(NAME)	**107-13-0A-024.00-CO**
924 Coarsey Dr.	One Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAMELA J. MATHENEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBORAH A. CARROW,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 924 on the Plan of Four Maples Condominiums, a Horizontal Property Regime, of record in Plat Book 5200, Page 283, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda H. Floyd and Pamela J. Matheney by Warranty Deed from Robert Holmes of record in Instrument No. 20191022-0108301 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 22, 2019.

Being the same property conveyed to Pamela J. Matheney, unmarried and Kynaston C. Mattheney, unmarried, as joint tenants with rights of survivorship by Quitclaim Deed from Linda H, Floyd of record in Instrument No. 20191126-0122007 Register's Office for Davidson County, Tennessee, dated November 19, 2019 and recorded on November 26, 2019.

Being the same property conveyed to Pamela J. Matheney, unmarried by Quitclaim Deed from Pamela J. Matheney, unmarried and Kynaston C. Matheney, unmarried, as joint tenants with rights of survivorship of record in Instrument No. 20211109-0149787 Register's Office for Davidson County, Tennessee, dated November 03, 2021 and recorded on November 09, 2021.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 283, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5657, Page 438 Amended of in Book 5660, Page 185, and Book 9263, Page 512, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5657, Page 477 and amended in Instrument No. 20051012-0122820, in the Register's Office for Davidson County, Tennessee.
- Charter of Four Maples Homeowners' Association of record in Book 5853, Page 14, in the Register's Office for Davidson County, Tennessee.
- Amendment and Addition of Public Utility and Drainage Easement of record in Book 5504, Page 468, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **924 Coarsey Dr., Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14 DAY OF JULY, 2026.

Pamela J. Matheney by [signature] as Attorney-in-Fact

Pamela J. Matheney by Kynaston Calvin Matheney as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYNASTON CALVIN MATHENEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PAMELA J. MATHENEY, and who acknowledged he/she/they executed the same as the free act and deed of the said PAMELA J. MATHENEY.

Witness my hand and official seal, this the 14th of July, 2026.

[signature]
Notary Public
My Commission Expires: 02 · 05 · 30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

EXHIBIT "A"
To
Warranty Deed

FROM: Pamela Matheney

TO: Deborah A. Carrow

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kynaston Calvin Matheney, Affiant

Sworn to and subscribed before me this 14th day of July, 2026.

Notary Public

My Commission Expires: 02-05-30

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/05/2030
WILLIAMSON COUNTY